

Quadrangle Location

Legend

Approx Property Boundary

0 500 1,000 2,000 Feet
1:24,000



Hull

& associates, inc.

3401 Glendale Avenue
Suite #300
Toledo, Ohio 43614
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Phone: (419) 385-2018
Fax: (419) 385-5487
www.hullinc.com

Wayne County Brownfield Development Authority
Phase II Environmental Property Assessment
Former Pembroke Apartments

Site Location Map

10145 E. Jefferson Avenue
Detroit, Wayne County, Michigan

Date:

December 2005

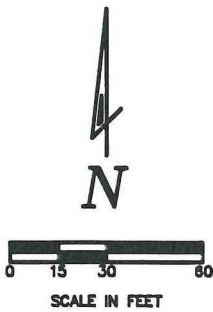
Project Number: TRG013

Geodatabase: TRG013.mdb

File Name:
TRG013_03_Fig01_SiteLocMap.mxd

Figure

1



RESIDENTIAL

RESIDENTIAL HOME

PEWABIC POTTERY BUILDING

BEWICK DIALYSIS CENTER

HURLBUT STREET

APARTMENTS

COMMERCIAL UNITS

HSB-1

HSB-2

HSB-3

PEWABIC POTTERY

CADILLAC BLVD

RESIDENTIAL

FIRESTONE AUTO CENTER

EAST JEFFERSON AVE

CITY OF DETROIT WATERWORKS PARK

LEGEND

----- SITE PROPERTY LINE

⊕ SAMPLE LOCATION

NOTE:
THE COMMERCIAL UNITS ONLY OCCUPY THE FIRST FLOOR ALONG THE SOUTH SIDE OF THE 4 STORY BUILDING.

Hull
& associates, inc.

ENGINEERS | GEOLOGISTS | SCIENTISTS | PLANNERS

3401 GLENDALE AVENUE
SUITE 300
TOLEDO, OHIO 43614

PHONE: (419) 385-2018
FAX: (419) 385-5487
www.hullinc.com

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WAYNE COUNTY BROWNFIELD DEVELOPMENT AUTHORITY
PHASE II ENVIRONMENTAL PROPERTY ASSESSMENT

FIGURE 2
SAMPLE LOCATION MAP

CITY OF DETROIT, WAYNE COUNTY, MICHIGAN

PROJECT NO.: TRG013	SUBMITTAL DATE: DECEMBER 2005
CAD DWG FILE: TRG013.100.0004 GAC	PLOT DATE: 12/12/05

WORK PLAN FOR A PHASE II ENVIRONMENTAL PROPERTY ASSESSMENT

FOR THE
PEMBROKE APARTMENT COMPLEX
10145 EAST JEFFERSON AVENUE
(A.K.A. 1409 HURLBUT STREET)
DETROIT, MICHIGAN 48214

APPENDIX A

Environmental Site Assessment Sampling Plan

PREPARED FOR:
BROWNFIELD
REDEVELOPMENT AUTHORITY
600 RANDOLPH, SUITE L14
DETROIT, MICHIGAN 48226

OCTOBER 2005

**WORK PLAN
FOR A PHASE II ENVIRONMENTAL
PROPERTY ASSESSMENT**

**FOR THE:
PEMBROKE APARTMENT COMPLEX
10145 EAST JEFFERSON AVENUE
(A.K.A. 1409 HURLBUT STREET)
DETROIT, MICHIGAN 48214**

**PREPARED FOR:
WAYNE COUNTY BROWNFIELD
REDEVELOPMENT AUTHORITY
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OCTOBER 2005

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Appendix A-7	Emergency Response

1.0 INTRODUCTION

Hull & Associates, Inc. (Hull) completed a Phase I Environmental Site Assessment for the Pembroke Apartment Complex located at 10145 East Jefferson Avenue (Site), within the City of Detroit, Wayne County, Michigan. The Site is identified by Wayne County as parcel 19000062-3 comprised of approximately 11,500 square feet and is currently occupied by a four-story apartment building. According to information reviewed at the City of Detroit – Board of Assessors, the Site was developed in 1926. City Directory review indicates the Site has been developed with an apartment complex and ground floor commercial units since at least 1929. The Site is currently vacant; see Figure 1, Site Location Map.

The purpose of the Phase I ESA was to identify Recognized Environmental Conditions (RECs) as defined in the ASTM E-1527-00 guidelines.

The Phase I ESA identified the following potential RECs in connection with the Site:

- Commercial facilities operating at the Site in the 1930s, 1940s, and 1970s include the use by dry cleaning facilities. Dry cleaners commonly use tetrachloroethene (PERC), which is a known carcinogen, as part of their process. Based on the former use of the Site as a dry cleaning facility, soil sampling is recommended to determine if a release of PERC or its breakdown products are identified; and
- Asbestos-containing material (ACM) was identified at the Site by The Traverse Group during a limited scope asbestos survey. Potential ACM identified during the survey include corrugated aircell and mud fittings, boiler insulation and gaskets, floor tile and associated mastic (9-inch by 9-inch and twelve-inch by twelve-inch), linoleum and associated mastic, fire doors, and roofing material. ACM confirmed as such by appropriate sampling and laboratory analysis include radiator backing insulation

As stated above, the previous use of the Site could have resulted in the contamination of soil and/or groundwater underlying the Site.

Based on the results of the Phase I ESA, a Phase II ESA is recommended to confirm or eliminate the identified RECs by collecting soil and/or groundwater samples for chemical analysis. At this point, groundwater sampling is not recommended. Groundwater monitoring will be recommended if the concentration of chemicals of concern in soil suggests a potential for

groundwater contamination associated with the identified REC. The Phase II ESA does not propose to delineate the extent of possible contaminants, but to identify specific existing conditions of the subject property based on its past use and to provide the site data necessary to complete a Baseline Environmental Assessment (BEA).

2.0 SCOPE OF WORK/SAMPLING PLAN

Based on the results of the Phase I ESA and the planned reuse activities for the property, limited soil sampling is recommended to address the previous use of a portion of the Site as a dry cleaner. Three shallow soil samples are proposed in the basement of the unit formerly used as dry cleaning unit. Borings will be advanced to a depth of two feet following the installation of three concrete cores in the proposed boring locations. Soil collected from each of the borings will be collected and analyzed for volatile organic compounds (VOCs). Samples will be submitted to RTI, Laboratories of Livonia, Michigan and analyzed in accordance with the QAPP. Sample locations are illustrated in Figure 2.

Hull will adhere to quality assurance objectives and procedures outlined in the December 1, 2004, Quality Assurance Project Plan (QAPP) approved by Region 5 of the U.S. Environmental Protection Agency. On site activities will be conducted in accordance with the Health and Safety Plan provided in Appendix A.

3.0 LABORATORY ANALYSIS

Hull anticipates the following estimated sample volume and laboratory analysis for the Focused Phase II ESA:

Sample Location	Analytical Parameters	Matrix	Total Number of Samples
Former Dry Cleaner	Volatiles by 8260	Solid	3

Samples will be numbered, labeled, sealed, and recorded on the chain-of-custody form at the time of sampling as specified in the approved QAPP.

4.0 SCHEDULE

Hull intends to complete Phase II ESA field activities within 10 business days of EPA approval to proceed. Hull will receive analytical results within 10 business days of sample submittal and will complete the Phase II Environmental Site Assessment report within 15 days of receipt of analytical results.

5.0 REFERENCES

Phase I Environmental Site Assessment Report, Pembroke Apartments, 10145 East Jefferson Avenue, Hull & Associates, Inc., September 2005.

Hull

& ASSOCIATES, INC.

Phase II Site Assessment
 Former Publix
 Former Pembroke Building
 10445 East Jefferson Street
 Detroit, Michigan

Date Bored: 11-22-2005
 Date Completed: 11-22-2005
 Logged By: M. Harty
 Reviewed By: M. Harty
 Drilling Contractor: Hays Probe
 Drilling Method: HPA
 Sampling Method: Hand Auger
 Total Depth: 12'
 Screens: 1/2"
 Pile Model: HPA-1000-10000

LOG OF BORING HSB-1

Page 1 of 1

File Location: 11-22-2005

Depth in Feet	Sample Type (Standard or Special)	Sample Method	Sample Interval	MO	Soil Type (ASTM)	Soil Color	Soil Description	Soil Notes	Soil Test Results
0							Concrete fill, clay and gravel concrete base.		
1	1A	1A-1B	0	1A			Brown silty CLAY, some sand and gravel, most highly voided.		
2									
3									
4									
5									
6									
7									
8									
9									
10									
11									
12									
13									
14									
15									

APPENDIX B

Soil Boring Logs



Date Started : 11-22-2005
Date Completed : 11-22-2005
Logged By : M. Young
Reviewed By : M. Coonfare
Drilling Contractor : Terra Probe
Drilling Method : N/A
Sampling Method : Hand Auger
Total Depth : 2'
Samples : 1
PID Model : PID-PhotoVac 2020

LOG OF BORING HSB-1

(Page 1 of 1)

Focused Phase II Site Assessment
Pewabic Pottery
Former Pembroke Building
10145 East Jefferson Street
Detroit, Michigan

PID Calibration : 11-22-2005

Depth in Feet	Sample Type Driven/Recoverd (ft)	Sample Number/ Sample Interval	PID	Blow Count (6" 12" 6")	Samples	GRAPHIC	Soil Samples	Water Levels	Water Level
							<div><div></div> Sample Interval</div> <div><div></div> Lab Sample</div>	<div><div></div> Static</div> <div><div></div> During drilling</div>	
DESCRIPTION									
0						<div></div>	Concrete and FILL, slag and crushed concrete noted.		
1	HA 1.5-1.5	1 0.5-2.0	0	NA	<div></div>	<div></div>	Brown silty CLAY, trace sand and gravel, moist, slightly plastic.		
2	EOB @ 2'								
3									
4									
5									
6									
7									
8									
9									
10									
11									
12									
13									
14									
15									

TRG013:HSB1:S005020



Date Started : 11-22-2005
Date Completed : 11-22-2005
Logged By : M. Young
Reviewed By : M. Coonfare
Drilling Contractor : Terra Probe
Drilling Method : N/A
Sampling Method : Hand Auger
Total Depth : 2'
Samples : 1
PID Model : PID-PhotoVac 2020

LOG OF BORING HSB-2

(Page 1 of 1)

Focused Phase II Site Assessment
Pewabic Pottery
Former Pembroke Building
10145 East Jefferson Street
Detroit, Michigan

PID Calibration : 11-22-2005

Depth in Feet	Sample Type Driven/Recoverd (ft.)	Sample Number/ Sample Interval	PID	Blow Count (6" 12" 6")	Samples	GRAPHIC	Soil Samples	Water Levels	Water Level
							<input checked="" type="checkbox"/> Sample Interval <input checked="" type="checkbox"/> Lab Sample	<input checked="" type="checkbox"/> Static <input checked="" type="checkbox"/> During drilling	
DESCRIPTION									
0							Concrete and FILL, slag and brick fragments.		
1	HA 1.5-1.5	1 0.5-2.0	0	NA			Brown silty CLAY, trace sand and gravel, moist, slightly plastic.		
2	EOB @ 2'								
3									
4									
5									
6									
7									
8									
9									
10									
11									
12									
13									
14									
15									

TRG013:HSB2:S005020



Focused Phase II Site Assessment
Pewabic Pottery
Former Pembroke Building
10145 East Jefferson Street
Detroit, Michigan

Date Started : 11-22-2005
Date Completed : 11-22-2005
Logged By : M. Young
Reviewed By : M. Coonfare
Drilling Contractor : Terra Probe
Drilling Method : N/A
Sampling Method : Hand Auger
Total Depth : 2'
Samples : 1
PID Model : PID-PhotoVac 2020

LOG OF BORING HSB-3

(Page 1 of 1)

PID Calibration : 11-22-2005

Depth in Feet	Sample Type Driven/Recoverd (ft)	Sample Number/ Sample Interval	PID	Blow Count (6" 12" 6")	Samples	GRAPHIC	Soil Samples	Water Levels	Water Level
							<input checked="" type="checkbox"/> Sample Interval <input checked="" type="checkbox"/> Lab Sample	<input checked="" type="checkbox"/> Static <input checked="" type="checkbox"/> During drilling	
DESCRIPTION									
0							Concrete and FILL, slag and brick fragments.		
1	HA 1.5-1.5	1 0.5-2.0	0	NA			Brown silty CLAY, trace sand and gravel, moist, slightly plastic.		
2	EOB @ 2'								
3									
4									
5									
6									
7									
8									
9									
10									
11									
12									
13									
14									
15									

TRG013:HSB3:S005020